

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **November 23, 2004**

AGENDA ITEM NO.: 2

CONSENT:

REGULAR: **Work Session**

CLOSED SESSION:

(Confidential)

ACTION:

INFORMATION: **X**

ITEM TITLE: **Relocation of Opportunity House to Presbyterian Home Campus**

RECOMMENDATION: Review information regarding the pending relocation of Opportunity House residential program for at-risk males to the Terry Cottage on the campus of Presbyterian Home and Family Services, Inc.

SUMMARY: In Spring 2004 the Department of Human Services and Presbyterian Home began discussing the possible relocation of the Opportunity House Program to the campus of Presbyterian Home. These discussions lead to the recommendation to move forward with the relocation.

Based on the proven success of the public/private partnership that resulted in the relocation of SPARC House, the residential program for at-risk females in 1997, the continued benefits of relocating Opportunity House are 1) increased opportunities for more efficient operations and service delivery, 2) ready access to on-site cultural, recreational, educational and therapeutic services, and; 3) the continued willingness of the administration and staff of Presbyterian Home to provide resources that are either free or significantly discounted.

Opportunity House is certified by the Department of Juvenile Justice (DJJ) and Interdepartmental Core Licensure. A preliminary site visit has been conducted by DJJ to ensure compliance with state standards for residential programs.

While the relocation will reduce the bed capacity from ten to eight, it will allow for increased and more comprehensive aftercare services.

The future use of the Jackson Street property is being explored and has not been determined. Funds are available to maintain the property during this exploration phase.

PRIOR ACTION(S): None

BUDGET IMPACT: Increase of \$5,960 in FY 2005 Adopted Budget offset by funds currently appropriated from DJJ.

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Patrick Haley, Juvenile Services	455- 5802
Linda Blass, Opportunity House	847-1665

ATTACHMENT(S): Executive Summary  
Projected Annualized Cost

REVIEWED BY:

**Juvenile Services Executive Summary  
Opportunity House Relocation  
Council Work Session: November 23, 2004**

In February 2004, the Department of Human Services implemented a feasibility study to explore the possible relocation of Opportunity House program to the Presbyterian Home and Family Services Inc. Opportunity House, the City's Juvenile Services residential program for adolescent males who are at risk of placement outside the community, is currently located on 1517 Jackson Street.

In 1997, the SPARC House, the City's at-risk program for girls, relocated to the Presbyterian Home Campus setting a precedent for the City and Presbyterian Home to collaboratively work with this area's youth and families. For the past eight years, this public/private partnership has proven to be extremely successful and has provided enormous benefits to our area youth and their families. The proposed relocation of Opportunity House is Terry Cottage, which is next door to the SPARC house.

Opportunity House was developed thirty years ago as a result of the efforts of a citizen's group who encouraged this locality to partner with the State in developing alternatives for youth who needed greater structure and supervision than could be provided in their own homes.

Benefits identified with the relocation are as follows:

- The Presbyterian Home was established over 100 years ago to work with children needing a home; they have a rich history working with youths.
- The willingness of the administration and staff of Presbyterian Home to provide resources that are either free or significantly discounted.
- The campus provides a tranquil setting and affords an array of recreational, cultural, educational and therapeutic services that our youth may access.
- The co-location next to the SPARC house should provide less duplication of services as transportation and other services may be shared.
- Tremendous benefits and an improved quality program have been realized for SPARC over the past eight years.

With time, additional cost savings ideas other than transportation may be identified with the two programs for adolescents being co-located on the Presbyterian Home Campus. The leadership of the two programs is exploring ways to operate more efficiently in sharing resources along with other opportunities afforded by Presbyterian Home services.

On the other hand, while the Terry Cottage will provide more bedrooms, the bed capacity is being reduced from ten to eight, as the cottage is smaller than the current site. The program capacity will not be reduced as comprehensive aftercare services will be increased. This will allow for follow up with the youth and family once the youth is released from the program with the goal of reducing recidivism to the juvenile justice system.

Additionally, the future use of the Jackson Street property is being explored and has not been determined. The property is currently zoned B-1, Limited Business District, which permits group home use. One option being considered is to partner with others in the community to work with youths who require highly specialized care and currently are being sent out of the community for treatment. Funds are set aside in the budget to maintain the property during this exploratory phase.

The proposed contractual agreement mirrors the current SPARC House agreement, which is renewed every three years. Many of the costs in the Opportunity House operational budget will be absorbed in the Presbyterian Home's lease agreement. They include routine maintenance costs, buildings and grounds, trash disposal and water and sewer cost. In addition, the use of the recreational, educational, and therapeutic resources are provided at no cost.

Presbyterian Home reduced the initial lease cost by 15% as a means of recognizing the City's fiscal stress. The contract calls for a 5% increase annually for the first three years at which time the contract will be up for renewal. The \$119 per diem for Opportunity House will be adjusted accordingly.

The Department of Human Services has completed a cost analysis of the financial impact of the relocation. Based on this analysis, there will be a slight increase in the Opportunity House expenditures compared to the FY 2005 Adopted budget. This increase is attributed to the upkeep of the 1517 Jackson Street property and the one-time moving cost due to the relocation. These costs will be offset by funds available from the State Department of Juvenile Justice.

State officials have been notified of this move. The Presbyterian Home Administration and Executive Board have endorsed this partnership. The contract agreement has been forwarded to the City Manager's office for signature. Joint training between Presbyterian Home and Juvenile Services is taking place. The projected move date is mid-December 2004.

**Opportunity House  
Projected Annualized Cost  
FY2005**

11/17/2004

	<b>FY2005 Budget Opportunity House</b>	<b>FY2005 Projected Cost at 1517 Jackson St.</b>	<b>FY2005 Projected cost at Presbyterian Home</b>	<b>Total Projected Cost</b>	<b>FY2005 Budget Variance Over (Under)</b>
Communications M&R	600			0	(600)
Building M&R	2,000	400		400	(1,600)
Grounds & Maintenance	3,000	1,360		1,360	(1,640)
Janitorial	1,000	0	500	500	(500)
Refuse Disposal	600	200		200	(400)
Pest Control	215	80		80	(135)
Laundry/Linen/Dry-cleaning	1,800	750	750	1,500	(300)
Custodial	3,000	500	1,000	1,500	(1,500)
Recreational Supplies	1,000	100	500	600	(400)
Grounds & Maintenance & Supplies	100	100	100	200	100
Minor Equipment/Tools/Furniture	5,000		5,000	5,000	0
Water/Sewer	2,000	550		550	(1,450)
Natural Gas	3,600	300	2,700	3,000	(600)
Electricity	4,800	2,500	2,500	5,000	200
Food and Dietary	20,000	7,000	8,000	15,000	(5,000)
(1) On-Going Cost at 1517 Jackson St.		4,500		4,500	4,500
Presbyterian Home Lease			14,085	14,085	14,085
(1) Moving Cost			1,200	1,200	1,200
<b>Totals</b>	<b>\$48,715</b>	<b>\$18,340</b>	<b>\$36,335</b>	<b>\$54,675</b>	<b>\$5,960</b>

**Notes:**

- 1 There are one time moving cost and on-going upkeep at 1517 Jackson Street associated with this move. The cost will be paid for from funds received from the State Department of Juvenile Justice.